

CITY OF FRANKLIN

Residential Final Building Inspection Checklist

Building, Mechanical and/or Plumbing

REFERENCING THE 2012 IRC & 2009 IECC

Permit _____

THE CONTENT OF THIS DOCUMENT IS NOT ALL INCLUSIVE

EXTERIOR

- ☐ Has the Electrical Final and HVAC Electrical passed inspections? **City SOP**
- ☐ Is the address plainly posted on the structure and visible from the street? **R319.1**
- ☐ Does the final house match the approved plot plan layout? **City SOP**
- ☐ Are all roofing systems in place with no broken or defective materials visible? **IRC Ch. 9**
- ☐ Does the final grade slope away from the building? **R401.3**
- ☐ Are splash blocks or drain piping from gutter downspouts, when installed, in place? **R401.3**
- ☐ Are all wall penetrations sealed at the exterior wall covering? **R703**
- ☐ Does all siding have required minimum clearances to the earth? **R317.1**
- ☐ Are weep-holes installed in masonry a maximum 33" on center? **R703.7.6**
- ☐ Are exterior mechanical units supported not less than 3" above the ground? **R1305.1.4.1**
- ☐ Are outdoor refrigerant circuit access ports fitted with locking-type caps? **M1411.6**
- ☐ Is the gas meter installed? **City SOP**
- ☐ Does all gas piping enter and exit the building at a point above grade? **G2415.6**
- ☐ Is all exterior gas piping elevated at least 3 ½" above the ground? **G2415.9**

- ☐ Is all exterior black steel gas piping painted to protect from atmospheric corrosive action? **G2414.8**
- ☐ Is the dryer vent termination unscreened and has a back draft damper? **M1502.3**
- ☐ Do all exterior stair risers have a maximum 7 3/4" rise and do not vary more than 3/8" within the flight? **R311.7.5.1**
- ☐ Do all exterior stair treads have a minimum 10" tread and do not vary more than 3/8"? **R311.7.5.2**
- ☐ Are handrails installed on at least one side of a flight of stairs with four or more risers? **R311.7.8**
- ☐ Is the handrail height at least 34", not more than 38" and continuous? **R311.7.8.1**
- ☐ Are guards 36" in height installed where the grade, walking surface or fixed seating is more than 30" measured 36" horizontally to the edge of an open side? **R312.1.1 & .2**
- ☐ Are under floor ventilation openings covered and operable? **R408.2**
- ☐ Is there a minimum 16" x 24" under floor access in a perimeter wall? **R408.4**
- ☐ Has all vegetation, organic material and construction debris been removed from the under floor area? **R408.5**
- ☐ Is the under floor area properly insulated? **2009 IECC Table 402.1**
- ☐ Is a vapor retarder material installed on the ground in the under floor area? **R408.1**
- ☐ Is there any standing water or obvious plumbing leaks in the under floor area? **P2905.8**
- ☐ Are all mechanical lines and plumbing lines properly supported in the under floor area? **M1601.4.3 & P2605.1**
- ☐ Check for the water meter box and sanitary line clean out. **P2602.1 & P3005.2.7**

INTERIOR

- ☐ If required are ignition sources of equipment in the garage elevated at least 18" above the floor? **M1307.3**
- ☐ Is all equipment in the garage protected from vehicle impact? **M1307.3.1**
- ☐ Are ducts in the garage constructed of a minimum 26 gage sheet steel and have no openings into the garage? **R302.5.2 & 1601.4.8**

- ☐ Are water lines in the garage protected from freezing? **P2603.5**
- ☐ Are all penetrations in the garage walls and ceilings sealed? **R302.5**
- ☐ Is the required separation door from the garage to the house installed with a self-closing device? **R302.5.1**
- ☐ Is the garage floor sloped to the main vehicle entry doorway? **R309.1**
- ☐ Are smoke alarms installed in the required locations? **R314**
- ☐ Are carbon monoxide alarms installed in the required locations? **R315**
- ☐ Are interior hallways and stairways a minimum 36" in clear width? **R311.6**
- ☐ Is there at least one required egress door? **R311.2**
- ☐ Are enclosed accessible spaces under stairs protected on the enclosed side with ½" gypsum board? **R302.7**
- ☐ Do all interior stair risers have a maximum 7 3/4" rise and do not vary more than 3/8" within the flight? **R311.7.5.1**
- ☐ Do all interior stair treads have a minimum 10" tread and do not vary more than 3/8"? **R311.7.5.2**
- ☐ Are handrails installed on at least one side of a flight of stairs with four or more risers? **R311.7.8**
- ☐ Is the handrail height at least 34", not more than 38" and continuous? **R311.7.8.1 & .2**
- ☐ Are guardrails installed as required? **R312.1.1**
- ☐ Does the basement, habitable attic and every sleeping room have at least one operable emergency escape and rescue opening? **R310**
- ☐ Is window fall protection installed on an operable window located more than 72" above grade and less than 24" above the finished floor? **R312.2.1**
- ☐ Is glazing installed in hazardous locations identified? **R308**
- ☐ Has the energy certificate been posted in or on the electrical panel? **2009 IECC 401.3**
- ☐ Are all plumbing fixtures in contact with walls and floors sealed water tight? **P2705.1(3)**
- ☐ Do fixture fittings and faucets have the hot water adjustment control on the left side when facing the outlet? **P2722.2**

- ☐ Does the location of plumbing piping, fixtures or equipment interfere with the operation of a door or window? **P2705.1(6)**
- ☐ Is the access to a shower a minimum of 22 inches? **P2708.1.1**
- ☐ Is the access opening to a whirlpool bathtub pump compliant? **P2720.1**
- ☐ Are accesses to attic areas a minimum 22" by 30" and/or large enough to allow removal of the largest appliance? **M1305.1.3**
- ☐ Has insulation been installed in the attic and separating unconditioned areas? **2009 IECC 402.2.1**
- ☐ Is the attic access opening insulated and a baffle or retainer to prevent insulation from falling out installed at the opening? **2009 IECC 402.2.3**
- ☐ Does the insulation shield on vents for gas appliances extend 2 inches above the insulation in the attic and is the annular space insulation free? **G2426.4**
- ☐ Are auxiliary drain pans installed and free of debris? **M1411.3.1**
- ☐ Is the appliance installed above the flood level of the drain pan on a water resistant support? **M1411.3.1**